

Public Land Sale

Public Land Sale by GSA Online Auction

Fourteen Properties in Las Vegas Valley, NV

Auction Start Date:
April 21, 2009 at 9 am PT

Online Auction Site:
www.auctionrp.com

Offered by the Bureau of Land Management
(BLM), Las Vegas Field Office

Online auction services provided by the
U.S. General Services Administration (GSA)

Send enclosed Certificate of Eligibility to:

U.S. General Services Administration
Office of Real Property Disposal (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM Spring 2009 Online Auction

For More Sales Information

Fabian Huey

1-888-472-5263 (GSA-LAND), ext. 3408
e-mail: fabian.huey@gsa.gov

Need More Online Information

Gina Arias-Arrieta

1-888-472-5263 (GSA-LAND), ext. 3431
e-mail: gina.arias-arrieta@gsa.gov

Web Home Page

<https://propertydisposal.gsa.gov>

Click on the state map of Nevada to view
and download Property sales information

Online Auction

www.auctionrp.com

Auction Details

This sale consists of fourteen (14) parcels located in the Las Vegas Valley, Nevada. The parcels, as described in the enclosed maps and encumbrance information, are parcels generally suitable for residential and/or commercial purposes.

How to participate

- Review enclosed parcel information and online auction instructions enclosed.
- Submit **both** Bidder Registration and Bid Form for Purchase of Government Property **and** Certificate of Eligibility for each parcel to GSA either by mail or online. Enter Property Code (listing on back) and the Parcel Number to complete bid form.
- Go to **www.auctionrp.com** (use Property code for the assigned parcel) to check for increased bids and closing date.
- Use your User ID and Password to increase your bid on the property.

Important Information

Bidding will begin at the appraised fair market value. No parcel will be sold for less than its fair market value (see parcel maps for FMV).

After the auction closes, the highest qualified bids will be required to submit a bid deposit, to equal twenty percent (20%) of the amount bid within ten days of the date on the "twenty percent" letter.

Failure to 1) submit proof of citizenship (birth certificate, passport or immigration/naturalization papers) or current Corporate or Partnership status in good standing filed within the United States within 30 days of the award letter and 2) pay the remaining balance within 180 days to BLM Field Office will disqualify your bid and you will forfeit your bid deposit to BLM.

PROPERTY CODES FOR BLM SPRING 2009 ONLINE AUCTION

The following lists the fourteen (14) parcels that are available by **online auction beginning April 21, 2009**. Please use the specified Property Code to bid online at www.auctionrp.com.

Property Code	Parcel Number	APN	Acres	FMV	Bid Increment
129	N81965	Pt. 177-30-701-034	2.5	\$262,500	\$10,000
130	N81967	Pt. 177-30-701-034	2.5	\$262,500	\$10,000
131	N84293	Pt. 176-30-201-001	42.5	\$1,913,000	\$40,000
132	N84294	Pt. 176-30-201-001	22.5	\$1,125,000	\$35,000
133	N85659	Pt. 176-13-201-028	12.5	\$4,128,000	\$50,000
134	N85660	176-19-201-022	1.25	\$71,000	\$5,000
135	N85661	Pt. 177-14-801-001	1.25	\$237,500	\$10,000
136	N85662	Pt. 177-30-701-034	2.5	\$262,500	\$10,000
137	N85663	Pt. 177-30-701-034	2.5	\$212,500	\$10,000
138	N85664	Pt. 177-30-701-034	2.5	\$262,500	\$10,000
139	N85665	Pt. 177-30-801-003	10.0	\$840,000	\$25,000
140	N85668	191-09-601-002	5.0	\$1,125,000	\$35,000
141	N85669	191-20-601-008	5.0	\$900,000	\$25,000
142	N85670	191-20-601-005	5.0	\$900,000	\$25,000

Bidders must complete, sign and submit both the **Bidder Registration and Bid Form for Purchase of Government Property** and the **Certificate of Eligibility** to be authorized to bid. For your convenience, the forms in the bid package may be duplicated.

Please mail completed forms to:

General Services Administration
Office of Property Disposal (9PR)
450 Golden Gate Avenue, 4th Floor
San Francisco, CA 94102-3434
Attn: BLM Spring 2009 Online Auction

The Bureau of Land Management

by authority of the Southern Nevada
Public Land Management Act of 1998
(Public Law 105-263) and Clark County
Conservation of Public Land and Natural
Resources Act of 2002 (Public Law
107-282) proudly presents

Public Land Sales

Properties in the Greater Las Vegas Valley

The full text of the Notice of Realty
Action (NORA) as published in the
Federal Register and three times in the
Las Vegas Review Journal is provided
in its entirety on the BLM website.

Support of Public Land Management Activities

The Southern Nevada Public Land
Management Act of 1998 authorizes the
Bureau of Land Management to conduct
sales of public land to fund land
management activities in Nevada such
as:

- Acquisition of environmentally
sensitive lands in the State of
Nevada, with priority given to lands in
Clark County.
- Capital improvements at the Lake
Mead National Recreation Area, the
Desert National Wildlife Refuge, the
Spring Mount National Recreation
Area, the Red Rock Canyon National
Conservation Area and other areas
administered by BLM in Clark County.
- Development of a multi-species
habitat conservation plan in Clark
County; and
- Development of parks, trails and
natural areas in Clark County
pursuant to a cooperative agreement
with units of local government.

For More Information	
Walk-in	BLM Las Vegas Field Office 4701 N. Torrey Pines Drive, Las Vegas, NV 89130 (Business Hours: 7:30 a.m. to 4:30 p.m.) Tel: (702) 515-5114
Phone	Please call 888-GSA-LAND (472-5263) Fabian Huey ext. 3408, Gina Arrieta ext. 3431 or David Haase ext. 3426
GSA Web	https://propertydisposal.gsa.gov Click on the Las Vegas icon or the State of Nevada.
BLM Web	http://www.blm.gov Click on Nevada
Mail	General Services Administration, Property Disposal Division (9PR) 450 Golden Gate Ave, Fourth Floor East, San Francisco, CA 94102-3434

Authority

Properties offered for sale were identified for disposal in the Las Vegas Resource Management Plan, signed October 5, 1998, and have been found suitable for sale under one or more of the following authorities:

- Federal Land Policy and Management Act of 1976, P.L. 94-579.
- Burton-Santini Act of 1980, P.L. 96-586.
- Southern Nevada Public Land Management Act of 1998, P.L. 105-263.
- Clark County Conservation of Public Land and Natural Resources Act of 2002, P.L. 107-282.

Location of Properties

This brochure includes inserts and maps that show the locations of the sale parcels and other characteristics of the sale areas. **We strongly recommend that you inspect the parcels prior to submitting your bids.** Questions about zoning, taxes, etc., should be referred to unit of local government in whose jurisdiction the lands are located.

General Procedures

Specific properties identified within this brochure will be offered for competitive sale by online auction at the date and time specified.

If you plan to bid on any of the subject properties, a completed BIDDER REGISTRATION AND BID FORM FOR PURCHASE OF GOVERNMENT PROPERTY AND CERTIFICATE OF ELIGIBILITY forms must be submitted to the General Services Administration, 450 Golden

Gate Avenue, 9PR, San Francisco, CA 94102. Both "Bidder Registration and Bid Form for Purchase of Government Property" and "Certificate of Eligibility" form may be reproduced. If you plan to bid on multiple properties, separate forms must be completed for EACH property you are bidding on. Properties will be sold to the highest qualified bidders. The apparent high bidders will be required to submit a bid deposit of 20 percent within ten days of the date on the "twenty percent" letter. Failure to submit the 20 percent deposit will result in forfeiture of the bid deposit to BLM.

Any parcels not sold may be held over to be offered at a future auction or on the Internet.

Terms of Sale

No parcel will be sold for less than its appraised Fair Market Value (FMV). At the close of the online auction, the highest qualified bids must submit payment for not less than one-fifth (20%) of the amount of the successful bid within ten (10) days of the "twenty percent" letter to General Services Administration, 450 Golden Gate Avenue, 9PR, San Francisco, CA 94102. You must pay the balance within 180 days of the date of the high bidder letter. Failure to pay the full price shall disqualify your bid and you will forfeit your entire 20 percent deposit. BLM cannot accept full price after the 180th day after the high bidder letter. Thirty (30) days after the bid opening, BLM will either accept or reject all bids received.

Eligibility of Bidders

United States citizens who are 18 years of age or older; corporations subject to the laws of any state of the

United States; a State, State instrumentality or political subdivision authorized to hold property; and any entity legally capable of conveying and holding lands or interests therein under the laws of the State of Nevada may purchase any subject property. Certification of qualification, including citizenship or corporation or partnership, must be presented to the BLM Sales staff and is subject to verification by the BLM prior to consummation of the sale.

Citizenship is evidence by presenting a birth certificate, passport, or Immigration/Naturalization papers. Failure to submit the above requested documents could result in cancellation of your sale parcels.

Title Issuance

The BLM will issue a patent (an instrument of conveyance of title to Government lands, similar to a deed) after receiving payment in full. Final payments must be received in the form of a certified check, postal money order, bank draft, or cashier check made payable in U.S. Dollars to **DOI – Bureau of Land Management**. Personal checks will not be accepted. Arrangements for Electronic Fund Transfer (EFT) to BLM for the balance due shall be made a minimum of two weeks, prior to the date you wish to make full payment. Forfeiture of the 20 percent deposit is by operation of 43 C.F.R. § 2711.3-1(d). No exceptions will be made. BLM will send out "High Bidder Declared" letter within 30 days of the sale informing you whether your offer to purchase has been accepted or rejected by BLM. You must comply with all terms of the sale, and remit payment in full as directed in the

"High Bidder Declared Notice". The patent will be issued to the name and address on the Certificate of Eligibility completed. All name changes and supporting documentation must be received at the BLM office not later than thirty (30) days after high bidder letter. To change the name, high bidders must complete, sign, resubmit a new Certificate of Eligibility to the BLM-LVFO in writing. Name changes received after the 30 days will **not** be accepted under any circumstances.

1031 Exchanges

BLM will not sign any documents related to your 1031 Exchange Transactions.

Escrow

Conveyance of title shall be through the use of escrow, unless approved arrangements were made in advance by a BLM authorized officer. BLM escrow instructions must be received at the BLM, LVFO 30 days prior to the bidder's scheduled closing date or 30 days before the 180th day. There will be no exceptions.

Easements

BLM will notify valid existing rights-of-way holders in writing of their ability to convert their rights-of-way to perpetual rights-of-way or easements. Easements, if issued, will be authorized immediately prior to issuance of the government patent and recorded in the official public records of Clark County, Nevada.

Encumbrances

Rights-of-way are reserved for ditches and canals constructed by the United States under the authority of the Act of August 30, 1890 (26 Stat. 291; 43

U.S.C. 945). All parcels are subject to valid existing rights and reservations for roads, public utilities and flood control purposes in accordance with the local governing entities' Transportation Plans and are subject to the requirements of section 120(h) of the Compensation and Liability Act, 42 U.S.C. 9620(h) (CERCLA), as amended by the Superfund Amendments and Reauthorization Act of 1988, 100 Stat. 1670. Encumbrances of record are available for review during business hours at the BLM, Las Vegas Field Office. We strongly recommend that you review the encumbrance information prior to bidding.

Fair Market Value (FMV) Determination

To determine the fair market value of the sales parcels through appraisals, the BLM had to make a number of assumptions regarding the attributes and limitations of the lands and potential effects of local regulations and policies on potential future land uses. Through the publication, the BLM gives notice that these assumptions may not be endorsed or approved by units of local government. Furthermore, no warranty of any kind shall be given or implied by the United States regarding the potential uses of the selected lands, and conveyance of the lands will not be on a contingency basis. It is the buyer's responsibility to be knowledgeable of the subject lands and to be aware of all applicable local government policies and regulations that would affect the sale parcels. When conveyed out of Federal ownership, the lands will be subject to any applicable reviews and approvals by units of local government for proposed future uses, and any such

reviews and approvals would be your responsibility. Any land lacking access from a public road or highway will be conveyed as such, and the future access will be the responsibility of the buyer. Appraisals are available for review at the Las Vegas Field Office.

Zoning

Verification of the present zoning and determination of permitted uses thereunder, along with compliance of the property for present or proposed future use, shall be the responsibility of the bidder and the Government makes no representation in regard thereto. The Government does not guarantee that any zoning information is necessarily accurate or will remain unchanged. Any inaccuracies or changes in the zoning information shall not be cause for adjustment or rescission of any contract resulting from this Sale.

Mineral Interests

Section 209 of the Federal Land Policy and Management Act of 1976 (FLPMA) sets forth the requirements for the United States to either reserve (keep) or convey (transfer) minerals when selling lands.

Minerals for each parcel will be reserved in accordance with BLM's approved Mineral Potential Report dated January 22, 1999, together with the right to prospect for, mine, and remove the minerals through oil and gas leasing, mining patents, sand and gravel sales, etc. If the mineral Potential Report indicates the presence of leaseable or saleable minerals, those mineral interests will be reserved to the United States.

Conveyance of mineral interests of “No Known Value”

Section 209 (b)(1) states that the Secretary of the Interior can convey mineral interests if he/she finds that “there are no known mineral values in the land.” For parcels that include only “no known value” mineral interests, an offer to purchase these listed parcels will constitute an application for mineral conveyance. In conjunction with the final payment, an applicant for “no known value” mineral parcels will be required to pay a \$50.00 non-refundable filing fee for processing the conveyance of the “no known value” mineral interest which will be sold simultaneously with the surface interests.

Unsold Properties

Any parcels not sold may be identified for sale at a later date without further legal notice.

Submission of Comments

Any comments received during this process, as well as the name and address of the commenter, will be available to the public in the administrative record and/or pursuant to a Freedom of Information Act request. You may indicate for the record that you do not wish to have your name and/or address made available to the public. The BLM will release or withhold the names and/or addresses of those who comment, on a case-by-case basis. Any request to have a name and/or address withheld from public cannot be guaranteed.

Spring 2009 Online Auction Instructions

Online Auction site: www.auctionrp.com

1. Auction Start Date

The auction starts on Tuesday, April 21, 2009 at 9:00 a.m. Pacific Time.

2. Type of Sale

This sale will be an online auction conducted via the Internet. The auction will be conducted over a period of several weeks as determined by bid activity. The date for receipt of final bids will be announced on the Internet with three days prior notice (see **Call for Final Bids, Page 10, Paragraph 11**). The auction may continue beyond that date as long as bidders are willing to submit higher bids. Thus, the bidders determine when the sale closes by their activity.

3. Terms of Sale

Bids to purchase must be on an ALL CASH basis only. No government credit terms are available. We have no information on the availability of private financing or on the suitability of this property for financing. Buyers are expected to arrange their own financing, and to pay the balance in full by the specified closing date.

4. Opening Bid

The auction will begin at not less than the fair market value as stated in the brochure or on the auction web site. The Government must obtain fair market value for the property and reserves the right to reject any and all bids.

5. Bid Deposit Terms

The successful bidder agrees to provide a bid deposit in the amount equal to twenty percent (20%) of the amount bid within ten (10) calendar days of the "twenty percent" letter from the Government. At the time of closing, all cash money paid by the successful bidder will be credited, without interest, toward the total purchase price.

Failure to provide such bid deposit shall require rejection of your bid. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. The high bidder must present:

a. Proof of citizenship (birth certificate, passport or immigration/naturalization papers) or proof of current Corporate or Partnership status in good standing filed within the United States to BLM Las Vegas Field Office within thirty (30) days of the high bidder letter.

b. The full balance of the purchase price is payable within 180 calendar days after the high bidder letter has been issued.

6. Certificate of Eligibility and Bidder Registration and Bid Form for Purchase of Government Property

a. Bids must be submitted on the page titled "Certificate of Eligibility" and Bidder Registration and Bid Form for Purchase of Government Property.

All information and certification requested thereon must be provided. Bids submitted in any other manner or which fail to furnish all information or certifications required may be summarily rejected. Additional Certificate of Eligibility and Bidder Registration and Bid Form for Purchase of Government Property are available upon request or you may photocopy the enclosed forms.

b. Bids should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing the bid. **The Certificate of Eligibility and the Bidder Registration and Bid Form for Purchase of Government Property must be signed and dated.**

c. To register online, bidders must return to GSA their original signed and completed Certificate of Eligibility and Bidder Registration and Bid Form for Purchase of Government Property. Bidders should retain all other documents, including one copy of the Certificate of Eligibility and Bidder Registration and Bid Form for Purchase of Government Property, for personal records.

d. Your initial written bid is a binding offer.

Send original "Bidder Registration and Bid Form for Purchase of Government Property" and "Certificate of Eligibility" forms to:

General Services Administration,
Office of Property Disposal (9PR)
450 Golden Gate Ave., 4th Fl. East
San Francisco, CA 94102-3434
Attn: BLM Spring 2009 Online Auction.

7. Bidding in General

a. Initial bids will be accepted on the date specified in the enclosed

Certificate of Eligibility. Any bids received prior to that date for properties offered for sale will be deemed to have been received on that date.

b. Initial bids may be delivered to GSA, Property Disposal Division, 450 Golden Gate, 9PR, San Francisco, CA 94102 either in person, by U.S. Mail, by private delivery services, or at www.auctionrp.com.

c. Bids must be submitted without contingencies.

d. Awards will be made that are in the best interest of the Government.

e. The Government reserves the right to reject any and all bids at any time for any reason. Frivolous bids will not be considered.

f. By submitting your bid through www.auctionrp.com, you are agreeing that your Internet bid is a binding offer. You will be legally obligated for any and all bids submitted using your user ID and password on the Internet.

A bid made online will supersede a written bid of an equal or lesser amount. An initial written bid may be posted online by the auction manager, if the auction manager has issued a call for final bids, and the written bid has not been posted online by the registered bidder, and the written bid is higher than the current high bid.

8. User Identification Number

User Identification ("ID") and Password are used to register online and to place bids online. When you register online, you will be required to assign your own User ID (limited to eight [8] characters). The required password must be at least eight [8] characters and must include: a) one letter, b) one number, and c) one

special character such as: ! @ # \$ % ^ & * (). Since the User ID is used to publicly identify bids, and for your privacy, we strongly encourage you to create your User ID in a manner that protects you or your company's identity. The User ID will be used to identify the bidders at www.auctionrp.com. In the event you forget your User ID and/or password or are locked out from the system, it is your responsibility to contact GSA, during normal business hours, to obtain assistance.

9. Daily Bidding Results

Bidders are strongly encouraged to monitor bidding activity at our online auction Web site at www.auctionrp.com. New bids and auction closing information will be posted to this site. The online auction site is updated immediately when new bids are received. Bidders may also review the Property information at our Home Page, propertydisposal.gsa.gov. Bidders will be notified via the auction web site when bidding will be closed. If your bid is not accurately shown on the web page, then you should call GSA at 1-888- 472-5263 (GSA-LAND), ext. 3431 or ext. 3408. Bidders are urged to pay close attention to the auction web page which will contain new, revised, and useful information regarding the high bid, modification to bid increment and the closing date of the auction.

10. Increasing Your Bid

If you learn from the auction web page that your bid was not the high bid, or if another bidder exceeds your previously high bid, you may increase your bid until such time as bidding is closed. Increases in previously submitted bids are welcome. All

increased bids must be made online. The amount of bid increments will be specified in the online insert. Increased bids will be shown at, www.auctionrp.com. The Government reserves the right to modify the bid increment at any time prior to the close of the sale. To increase a previously submitted initial written bid, bidders must bid online at www.auctionrp.com. In the event that two bids of equal value are received via U.S. Mail or online, the first bid received will be recognized.

11. Call for Final Bids

The Government will announce a date for the receipt of final bids. That date will be announced on the auction Web page, www.auctionrp.com. On that date, if no increased bid is received between 12:00 a.m. and 3:00 p.m. Pacific Time, then bidding will close at 3:00 p.m. and consideration will be given to selling the Property to the high bidder. If an increased bid is received between 12:00 a.m. and 3:00 p.m. Pacific Time on that announced date, then bidding will be continued over until the next business day, excluding Federal holidays and weekends, on the same terms. Eventually, no one will outbid the high bidder and bidding will close at 3:00 p.m. Pacific Time on that day. There is no advantage to waiting until the last minute to bid.

12. Continuing Offers

Each bid received shall be deemed to be a continuing offer for 90 calendar days after the date of the final bid submittal by a bidder until the bid is accepted or rejected by the Government.

If the Government desires to accept any bid after the expiration of the 90 calendar days, the consent of the bidder shall be obtained prior to such expiration.

13. Bidding Online

a. The User ID and a personal password must be used in order to bid online.

b. In order to complete your registration over the Internet, you must submit an official Certificate of Eligibility **and** Bidder Registration and Bid Form for Purchase of Government Property that is signed and dated to the Property Disposal Division. Initial Certificate of Eligibility **and** Bidder Registration and Bid Form for Purchase of Government Property submitted by fax will be accepted. However, Certificate of Eligibility **and** Bidder Registration and Bid Form for Purchase of Government Property with an original signature must be submitted within five (5) business days from the date of the initial bid.

c. The Government will not be responsible for any failure attributable to the transmission or receipt of an online bid, including, but not limited to, the following:

1. Receipt of a garbled transmission or incomplete bid.
2. Availability or condition of the receiving electronic equipment.
3. Incompatibility between the sending and receiving equipment.
4. Malfunctioning of any network, computer hardware or software.
5. Delay in transmission or receipt of bid.
6. Failure of the bidder to properly identify the bid.
7. Security of bid data.

8. Inability of bidder to enter bid. For example: due to lost or forgotten password or system lock due to login repeated failures, etc.

d. If your bid is not accurately shown or you can not enter a bid at www.auctionrp.com then you should call GSA at (888) GSA-LAND ext. 3431 or 3408 for assistance.

14. Bid Executed on Behalf of Bidder

a. A bid executed by an attorney or agent on behalf of the bidder shall be accompanied by an authenticated copy of their Power of Attorney or other evidence of their authority to act on behalf of the bidder.

b. If the bidder is a corporation, the Certificate of Corporate Bidder must be executed. The certificate must be executed under the corporate seal by some duly authorized officer of the corporation other than the officer signing the bid. In lieu of the Certificate of Corporate Bidder, there may be attached to the bid, copies of so much of the records of the corporation as will show the official character and authority of the officer signing, duly certified by the secretary or assistant secretary, under the corporate seal, to be true copies.

c. If the bidder is a partnership, and all partners sign the bid, with a notation that they are all general partners, the Government will not ordinarily require any further proof of the existence of the partnership. If all the partners do not sign the bid, then the names of all those except limited partners must be furnished on the bid and the Government, in its discretion, may require evidence of the authority of the signer(s) to execute the bid on behalf of the partnership.

15. Waiver of Informalities and Irregularities

The Government may, at its election, waive any minor informality or irregularity in bids received.

16. Acceptable Bid

An acceptable bid is one from a responsible bidder, whose bid, conforming to this brochure, will be most advantageous to the Government, price and other factors considered.

17. Notice of Acceptance or Rejection

Notice by the Government of acceptance or rejection of the bid shall be deemed to have been sufficiently given when faxed or mailed to the bidder or his duly authorized representative at the fax/phone number or address indicated in the bid. The processing of a bid deposit by the Government shall not, in itself, constitute acceptance of the bidder's offer. The Government reserves the right to reject any or all bids or portions thereof.

18. High Bidder Determination

Once bidding stops and the high bid is confirmed, the high bid will be considered for acceptance. There is no guarantee that the Government will accept the high bid.

19. Auction Dispute Resolution

The Government reserves the right to stop the auction for any reason without award and start a new auction at any time. The Government may resolve bidding conflicts by determining the high bidder and the

high bid amount and then re-open bidding until bidding stops as described above. The Government may temporarily suspend an auction to resolve controversies and resume an auction at any time.

20. Twenty Percent Bid Deposit, and Transaction Closing

a. Within ten (10) calendar days of the "twenty percent" letter by the Government, the successful bidder agrees to deposit twenty percent (20%) of the amount bid. Failure to provide such bid deposit shall require rejection of the bid.

b. Upon acceptance of a bid, the appropriate bid deposit of the successful bidder shall be applied towards payment of the successful bidder's obligation to the Government. The full balance of the purchase price is payable within one hundred eighty (180) days after the high bidder letter. At the time of closing, all cash money paid by the Purchaser will be credited, without interest, toward the total purchase price.

21. Additional Information

The GSA issuing office, at the address given in this brochure, will, upon request, provide additional copies of this brochure and answer requests for additional available information concerning the property offered to facilitate preparation of bids. Each bid shall be deemed to have been made with full knowledge of all terms, conditions and requirements contained in this brochure.

Property Code: 129	Parcel No. N81965	
APN: Pt. 177-30-701-034	Acres: 2.5	FMV: \$262,500
Legal Description: T. 22 S., R. 61 E., Sec. 30, NW¼NW¼NE¼SE¼.		
Encumbrances: No encumbrances. The north 40 feet and the west 30 feet of the NW¼NW¼NE¼SE¼ of section 30, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		


Property Code: 130	Parcel No. N81967	
APN: Pt. 177-30-701-034	Acres: 2.5	FMV: \$262,500
Legal Description: T. 22 S., R. 61 E., Sec. 30, NW¼SW¼NE¼SE¼.		
Encumbrances: No encumbrances. The north and west 30 feet of the NW¼SW¼NE¼SE¼ of section 30, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		


Property Code: 131	Parcel No. N84293	
APN: Pt. 176-30-201-001	Acres: 42.5	FMV: \$1,913,000

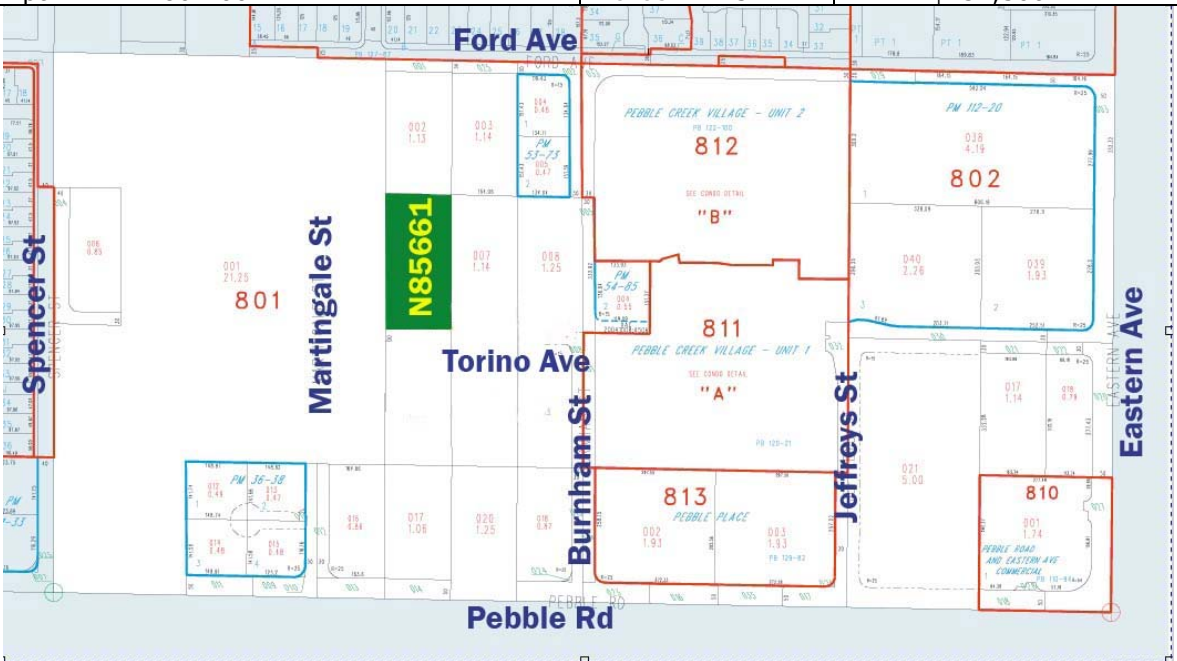
<p>Legal Description: T. 22 S., R. 60 E., Sec. 30, SW$\frac{1}{4}$NE$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$, W$\frac{1}{2}$SE$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$, S$\frac{1}{2}$NW$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$, SW$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$, W$\frac{1}{2}$SW$\frac{1}{4}$NE$\frac{1}{4}$</p>
<p>Encumbrances: Nev-059100-Valley Electric Association-aerial line- 177.70' x 80' – diagonally in northeast corner.</p> <p>N-76038- Clark County- detention basin- 330' x 165' – southwest corner.</p> <p>The west 30 feet of SW$\frac{1}{4}$NE$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$ together with the south and west 30 feet of the W$\frac{1}{2}$SE$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$ together with the east 30 feet and the west 40 feet of the S$\frac{1}{2}$NW$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$ together with the south and east 30 feet and west 40 feet of the SW$\frac{1}{4}$NW$\frac{1}{4}$NE$\frac{1}{4}$ together with the north and east 30 feet and the west and south 40 feet of the W$\frac{1}{2}$SW$\frac{1}{4}$NE$\frac{1}{4}$ of section 30 T. 22 S., R.60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.</p>


Property Code: 132		Parcel No. N84294	
APN: Pt. 176-30-201-001		Acres: 22.5	FMV: \$1,125,000


Legal Description: T. 22 S., R. 60 E., Sec. 30, SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$.	
Encumbrances: N-75246–Clark County–road-utilities- 325.19' x 50'- east boundary. The south 30 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ together with the south 30 of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ together with the north 30 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ excepting therefrom the east 50 feet together with the north and south 30 feet of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ together with the north, south and east 30 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of section 19, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.	


Property Code: 133	Parcel No. N85659	
APN: Pt. 176-13-201-028	Acres: 12.5	FMV: \$4,128,000
		
Legal Description: T. 22 S., R. 60 E., Sec. 13, W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$.		
Encumbrances: N-75019-Clark County-roadways, public utilities and drainage- 170' x 40' – south boundary and 230' x 20' – runs diagonally in southeast corner. N-75019-01-Clark County-TUP-expires December 31, 2011- 230' x 50' – runs diagonally in southeast corner. NVCC-360-Los Angeles & Salt Lake Railroad- estimated 200' x 887.33' – southeast corner. N-77528-Clark County-road- 330' x 30'- northern boundary. N-79971-Clark County-road and drainage- 330' x 30' north western boundary. The north 30 feet of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ together with the west 30 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ together with the east 30 feet and the east 228 feet of the south 30 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ together with the west 30 feet of the W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ together with the east 30 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of section 13, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		

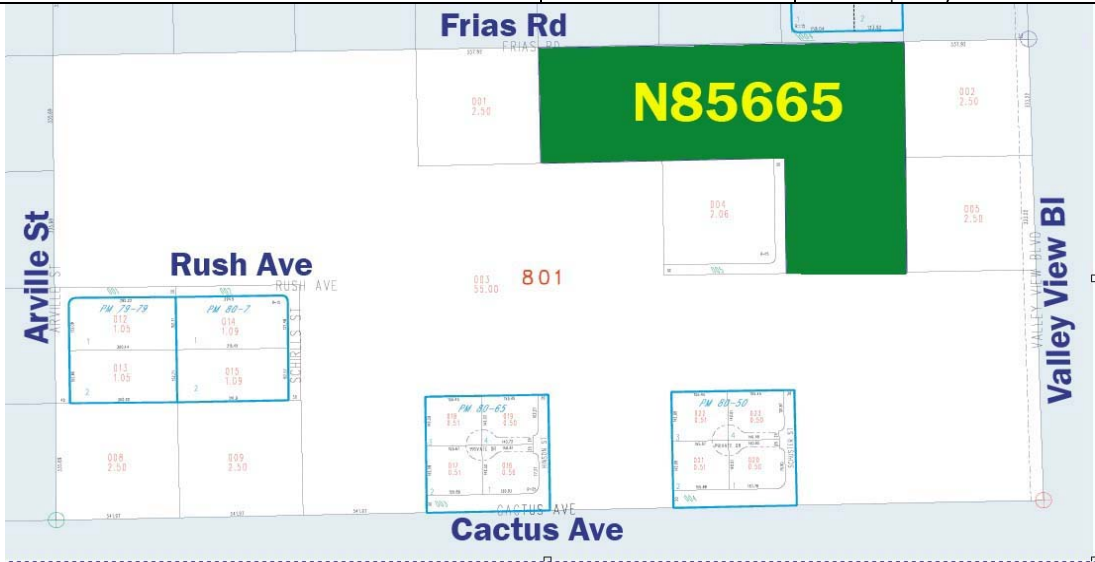
Property Code: 134	Parcel No. N85660	
APN: 176-19-201-022	Acres: 1.25	FMV: \$71,000
		
Legal Description: T. 22 S., R. 60 E., Sec. 19, N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$.		
Encumbrances: NVCC-014956-Blue Diamond Water Corporation – water pipeline-diagonally northern boundary- 342.24' x 20'. Nev-012728-Nevada Department of Transportation-road- 165' x 75' southwest boundary (corner). N-60107-Southwest Gas Corporation –gas pipeline- 261 x 40 – south boundary. The north 30 feet of the N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of section 19, T. 22 S., R. 60 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		

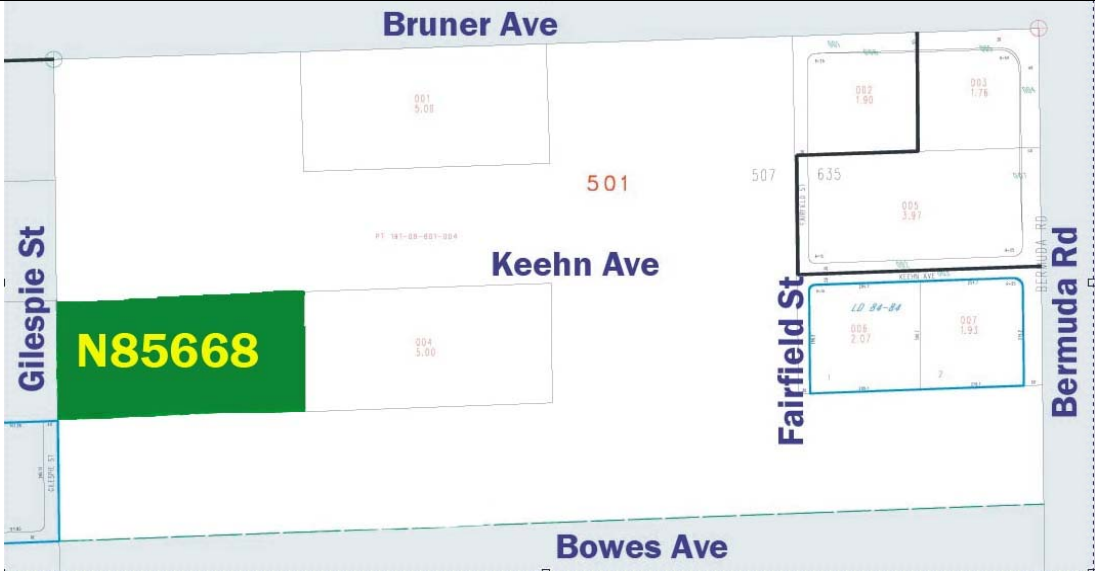
Property Code: 135		Parcel No. N85661	
APN: pt. 177-14-801-001		Acres: 1.25	FMV: \$237,500
			
Legal Description: T. 22 S., R. 61 E., Sec. 14, E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$.			
Encumbrances: N-75018-Clark County-road-public utilities-drainage- 165' x 30' – south boundary. N-6486 – Central Telephone Company-communication line- 165' x 5' – north boundary.			

Property Code: 136		Parcel No. N85662	
APN: pt. 177-30-701-034		Acres: 2.5	FMV: \$262,500
			
Legal Description: T. 22 S., R. 61 E., Section 30, SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$.			
Encumbrances: N-55739- Nevada Power Company-underground distribution and telephone line-337' x 6'- south boundary. EASEMENT: N-86310 Nevada Power Company dba: NVEnergy – underground distribution and telephone line – 337' x 6' runs along south boundary. The west and south 30 feet of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 30, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County for road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.			

Property Code: 137	Parcel No. N85663	
APN: Pt. 177-30-701-034	Acres: 2.5	FMV: \$212,500
		
Legal Description: T. 22 S., R. 61 E., Section 30, SW¼SW¼NE¼SE¼.		
Encumbrances: N-2557-Nevada Power Company-transmission line- 330' x 95'- south boundary. N-81438-Nevada Power Company- overhead fiber optic line – 338' x 10' – south boundary.		
EASEMENTS: N86308 Nevada Power Company dba: NVEnergy – transmission line – 338' x 95' runs along south boundary. N86306 Nevada Power Company dba: NVEnergy – overhead fiber optic line – 338' x 10' runs along south boundary.		
The west and south 30 feet of the SW¼SW¼NE¼SE¼ of section 30, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		

Property Code: 138	Parcel No. N85664	
APN: Pt.177-30-701-034	Acres: 2.5	FMV: \$262,500
		
Legal Description: T. 22 S., R. 61 E., Section 30, NE¼SE¼NW¼SE¼.		
Encumbrances: N-57121-Nevada Power Company and Central Telephone Company-underground distribution line- 651' x 6' – east and north boundaries.		
EASEMENT: N86304 Power Company dba: NVEnergy – underground distribution line – 651' x 6' runs along east and north boundaries.		
The north and east 30 feet of the NE¼SE¼NW¼SE¼ of section 30, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		

Property Code: 139	Parcel No. N85665	
APN: Pt. 177-30-801-003	Acres: 10.0	FMV: \$840,000
		
Legal Description: T. 22 S., R. 61 E., Section 30, W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$. Encumbrances: N-53121-Nevada Power Company-transmission line-1013.79' x 75' – north boundary. N-60432-Clark County –road- 330' x 30' – southern west boundary. N-2557-Nevada Power-transmission line- 1013.79' x 5' – north boundary. EASEMENTS: N86309 Nevada Power Company dba: NVEnergy – transmission line – 1013.79' x 5' runs along north boundary. N86305 Nevada Power Company dba: NVEnergy – transmission line – 1013.79' x 75' runs along north boundary. The north, south and west 30 feet of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ together with the north, west and east 30 feet of the N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of section 30, T. 22 S., R. 61 E., M.D.M., Nevada in favor of Clark County road, public utilities and flood control purposes to insure ingress and egress to adjacent lands.		

Property Code: 140	Parcel No. N85668	
APN: 191-09-601-002	Acres: 5.0	FMV: \$1,125,000
		
Legal Description: T. 23 S., R. 61 E., Section 09, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$. Encumbrances: N-78907-Las Vegas Valley Water District-water pipeline- 660' x 50'- south boundary. N-78907-01-Las Vegas Valley Water District-TUP-water pipeline expires May 31, 2010- 660' x 50' – south boundary. N-79751-Nevada Power Company-underground distribution line- 60' x 10' very northwest corner. N-84679-Southwest Gas Corporation-gas pipeline- 390' x 30'-diagonally in eastern half. N-77148-City of Henderson-road-drainage and utilities- 381.888' x 175' diagonally in eastern half. EASEMENT: N86311 Nevada Power Company dba: NVEnergy – underground distribution line – 60' x 10' runs along very northwest corner.		

Property Code: 141		Parcel No. N85669	
APN: 191-20-601-008		Acres: 5.0	FMV: \$900,000
Legal Description: T. 23 S., R. 61 E., Section 20, S½NW¼SE¼NE¼.			
Encumbrances: No encumbrances.			

Property Code: 142		Parcel No. N85670	
APN: 191-20-601-005		Acres: 5.0	FMV: \$900,000
Legal Description: T. 23 S., R. 61 E., Sec. 20, N½SE¼SE¼NE¼.			
Encumbrances: No encumbrances.			

BIDDER REGISTRATION AND BID FORM FOR PURCHASE OF GOVERNMENT PROPERTY

BLM Spring 2009 Online Auction 14 Parcels in Las Vegas Valley

SEND THIS FORM AND THE CERTIFICATE
OF ELIGIBILITY TO:

Initial Bid [] Increased Bid []

U.S. General Services Administration
Office of Real Property Disposal (9PR)
450 Golden Gate Avenue, 4th Floor East
San Francisco, CA 94102-3434
Attn: BLM Spring 2009 Online Auction

PROPERTY CODE _____

PARCEL NUMBER _____

The undersigned bidder hereby offers and agrees to purchase the Property as described in the accompanying Invitation for Bids IFB for the bid price entered below or subsequent bids placed online if this bid is accepted by the Government within ninety (90) calendar days after the date of receipt. This Bid Form is made subject to the terms of the IFB No. 9PR-2009-557, including its Property Description, BLM General Terms of Sale, Auction Instructions, Bidder Registration and Bid Form For Purchase of Government Property, Certificate of Eligibility, and any associated amendments to the IFB, all of which are incorporated herein and by reference made a part of this initial bid and subsequent bids placed online at www.auctionrp.com.

INITIAL BID AMOUNT: \$ _____

BID AMOUNT SPELLED OUT: _____

If this bid is accepted, the instrument of conveyance should name the following as
Grantee(s)

Indicate above the manner in which title is to be taken (e.g., Sole and Separate Property, Joint Tenants, Tenants in Common, Community Property). Include name of spouse, if applicable.

BIDDER REPRESENTS THAT HE/SHE OPERATES AS (check which applies) see Page 11,
Paragraph 14, Bid Executed on Behalf of Bidder for instructions:

- ☐ An individual doing business as _____
- ☐ A partnership consisting of _____
- ☐ A limited liability partnership consisting of _____
- ☐ A corporation, incorporated in the State of _____
- ☐ A limited liability corporation, incorporated in the State of _____
- ☐ A trustee, acting for _____

PLEASE COMPLETE THE FOLLOWING:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Fax: _____

E-mail: _____

Signature _____ Date _____

CERTIFICATE OF CORPORATE BIDDER

(For use with Bidder Registration and Bid Form for Purchase of Government Property)

I, _____, certify that I am _____
(Secretary or Other Title)

of the Corporation named as bidder herein; that _____,
(Name of Authorized Representative)

who signed this Bid For Purchase of Government Property on behalf of the

bidder was then _____ of said
(Official Title)

Corporation that said bid was duly signed for and on behalf of said Corporation by

authority of its governing body and is within the scope of its corporate powers.

Signature of Certifying Officer: _____

(Corporate Seal Here)

Certificate of Eligibility
United States Department of the Interior
Bureau of Land Management

Serial Number of Parcel N-_____ **Amount of Bid \$** _____

INDIVIDUAL () I certify that I am a citizen of the United States, 18 years of age or older, and under 43 CFR 20.401 am not an employee of the U.S. Department of the Interior.
NOTE: Individuals taking title together should check "Individual" box and each sign below.

PARTNERSHIP () I certify, under 43 CFR 2711.2 that I am qualified as specified above for an individual. In addition, I certify that I am duly authorized by the partnership to bind the partnership to a bid for purchase of the real estate identified above, or that all members necessary to legally bind the partnership have signed below to bind the partnership to a bid for the real estate identified above. I (we) certify that the partnership is legally capable of conveying and holding lands or interests therein under the laws of Nevada.

CORPORATION () I certify, under 43 CFR 2711.2, that the corporation named below is organized under and subject to the laws of the United States or any state thereof. In addition, I certify that I am duly authorized by the corporation to bid for purchase of the real estate identified above. I certify that the corporation is legally capable of conveying and holding lands or interests therein under the laws of Nevada.

PRINT your name and write your signature below. Married women should sign their given name (i.e. Mary Ellen Jones, not Mrs. John Jones).

Print name of Individual or Corporation Name	Signature	Date
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Print name of Individual or Corporation Name	Signature	Date
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Print name of Individual or Corporation Name	Signature	Date
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Send patent to this address: _____

Name and phone number of point of contact: _____

() _____

Information requested on this form is done so in accordance with The Privacy Act of 1974 (5 U.S.C. § 552A), as amended, for the purpose of certifying your eligibility as a bidder legally capable of conveying and holding lands or interests therein under the laws of Nevada.

LAS VEGAS, NEVADA